



36 Whaddon Lane

Hilperton Trowbridge BA14 7RN

A fantastic opportunity to purchase a spacious four bedroom family home situated on a large plot on the edge of the popular village of Hilperton with views over fields; and close to St Michaels Church, Village School, hall & recreation ground and historic K&A canal. Accommodation comprising entrance porch and hall, living room, conservatory, dining/family room, modern kitchen/dining room, shower room, utility/boot room, four good sized bedrooms and family bathroom. Benefits include UPVC double glazing, gas central heating, good sized established gardens and driveways providing off road parking. Early viewing highly recommended.

Guide Price £500,000





ACCOMMODATION

All measurements are approximate

Entrance Porch

UPVC double glazed door to the front. UPVC double glazed window to the side. Coat hanging space. Obscured UPVC double glazed windows and door to the:

Entrance Hall

Radiator. Stairs to the first floor. Door to cloak cupboard. Smoke alarm. Coving. Doors off and into:

Living Room

22'1 x 12'0 (6.73m x 3.66m)
UPVC double glazed windows to the side and rear. Two radiators. Feature stone fireplace with living flame gas fire inset and back boiler. Television point. Wall lights and coving. Smoke alarm. UPVC double glazed door to the:

Conservatory

19'1 x 10'1 (5.82m x 3.07m)
UPVC double glazed and brick construction with French doors to the side. Wall lights.

Dining/Family Room

13'2 x 10'1 (4.01m x 3.07m)
UPVC double glazed windows to the front and side. Radiator. Wood effect flooring, wall light and coving.



Kitchen/Dining Room

21'1 x 11'2 (6.43m x 3.40m)

Two UPVC double glazed windows to the front. Three double glazed Velux windows. Radiator. Range of modern wall, base, drawer and larder units with tiled splash backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in high level stainless steel electric double oven. Built-in stainless steel five-ring gas hob with extractor hood over. Plumbing for dishwasher. Space for fridge/freezer. Space for table. Tiled flooring and inset ceiling spotlights. Built-in cupboard. Obscured UPVC double glazed door to the:

Utility/Boot Room

12'5 x 11'2 (3.78m x 3.40m)

Plumbing for washing machine. Power and lighting. Door to the rear.

Shower Room

Obscured UPVC double glazed window to the side. Radiator. Three piece suite with tiled surrounds comprising shower cubicle, pedestal wash hand basin and w/c.

FIRST FLOOR

Landing

Access to to part boarded loft space. Coving. Smoke alarm. Doors off and into: airing cupboard.

Bedroom One

13'7 x 11'3 (4.14m x 3.43m)

UPVC double glazed windows to the front and side with views across fields and recreation ground. Radiator. Built-in double wardrobe and cupboard.

Bedroom Two

11'9 x 11'1 (3.58m x 3.38m)

UPVC double glazed windows to the rear and side with views across fields. Radiator. Built-in double wardrobe and cupboard.

Bedroom Three

11'1 x 11'0 (3.38m x 3.35m)

UPVC double glazed window to the front with views across fields and recreation ground. Radiator. Built-in cupboard.

Bedroom Four

11'1 x 8'2 (3.38m x 2.49m)

UPVC double glazed window to the rear with views across fields. Radiator.

Family Bathroom

Obscured UPVC double glazed window to the side. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with shower over and glass screen enclosing, pedestal wash hand basin and w/c. Wood effect vinyl flooring.

EXTERNALLY

To The Front & Side

Two driveways providing off road parking; with potential to create more. Entrance light. Good sized garden area laid to lawn and with a variety of plants, trees and shrubs. Enclosed by fencing and walling. Gated pedestrian access to the:

Rear Garden

Good sized establish rear garden with private aspect backing onto fields comprising paved patio areas to the immediate rear, sunken fishpond, area laid to lawn and a variety of plants, trees and shrubs. Hedgerow concealing vegetable garden area with raised beds and greenhouse. Large garden shed. All enclosed by fencing and hedgerow.



Tenure **Freehold**
Council Tax Band **E**
EPC Rating




KINGSTONS
Trowbridge Office
5C-5D Fore Street, Wiltshire,
BA14 8HD

Contact
01225 777720
sales@kingstonstrowbridge.co.uk
kingstonstrowbridge.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

